HOUSING MARKET INFORMATION

HOUSING NOW
Greater Toronto Area

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: November 2011

New Home Market

Toronto Housing Starts Move Back Up in October

A total of 4,274 homes started in the Greater Toronto Area (GTA) in October, double the level seen in the same month a year prior. Results through the Fall bring year to date growth to 40 percent. A particularly strong condominium market was again largely to credit for the strong year-to-year growth in October with starts of almost four times their level in the same month a year earlier.

While single detached starts face downward pressure and condominium apartment starts maintain their strong position in the new housing market, the row housing sector is emerging as an increasingly popular low-rise housing option. Starts for row homes in October were especially strong at 863 units, which was 64 percent above the same month a year earlier. Row home starts through the Fall months (September and October) were the strongest since 2003. The strength

Figure 1

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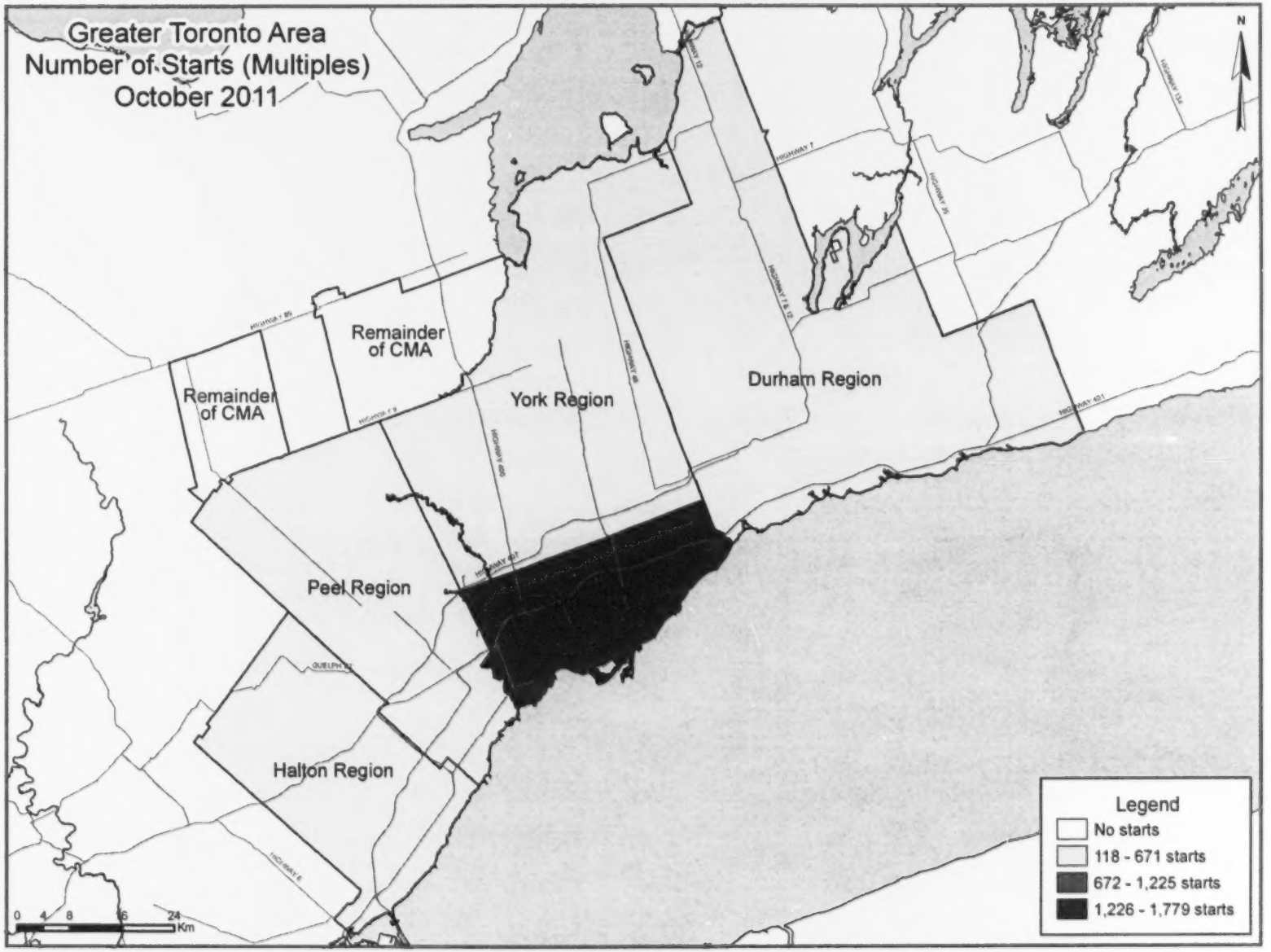
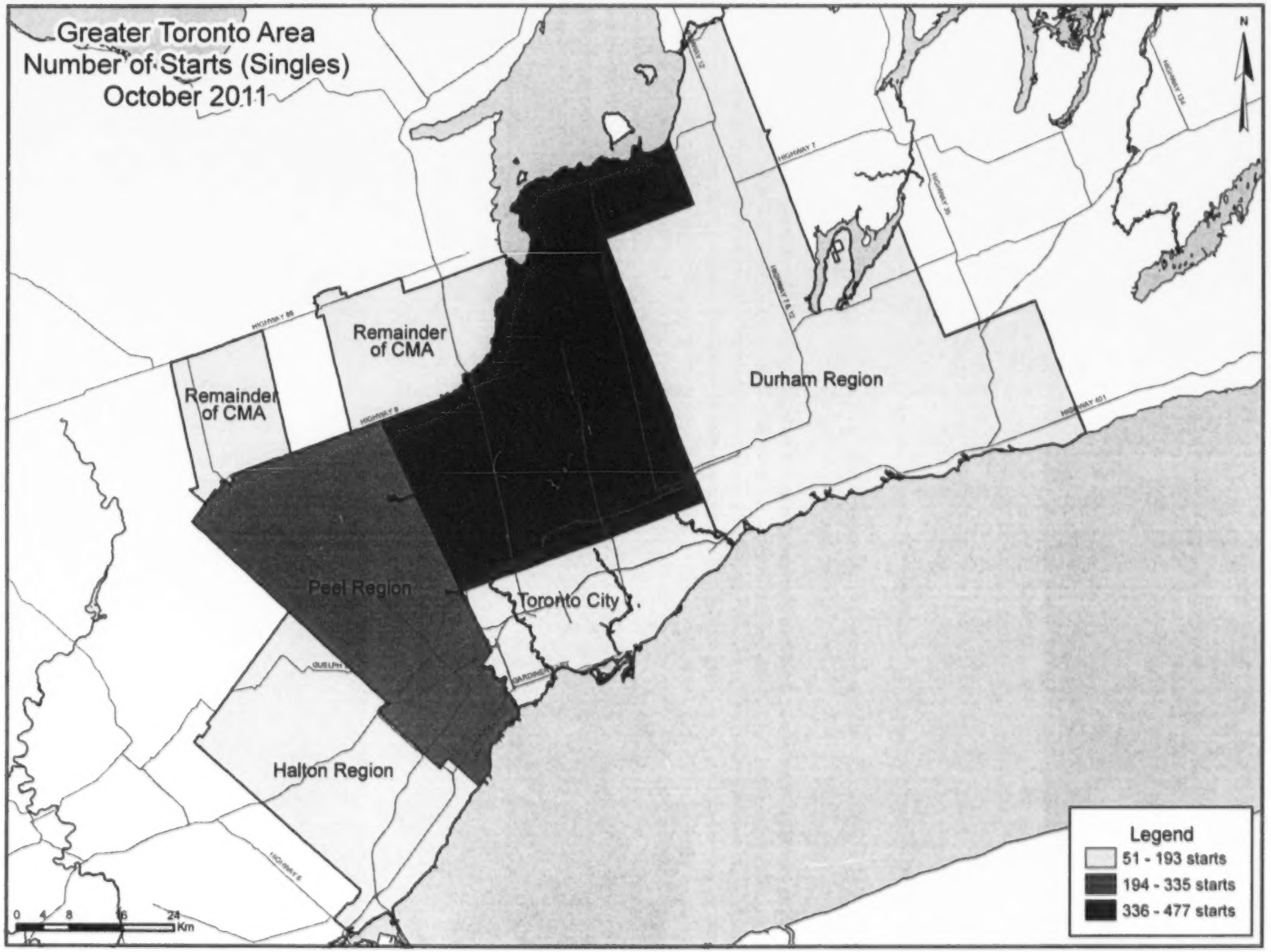
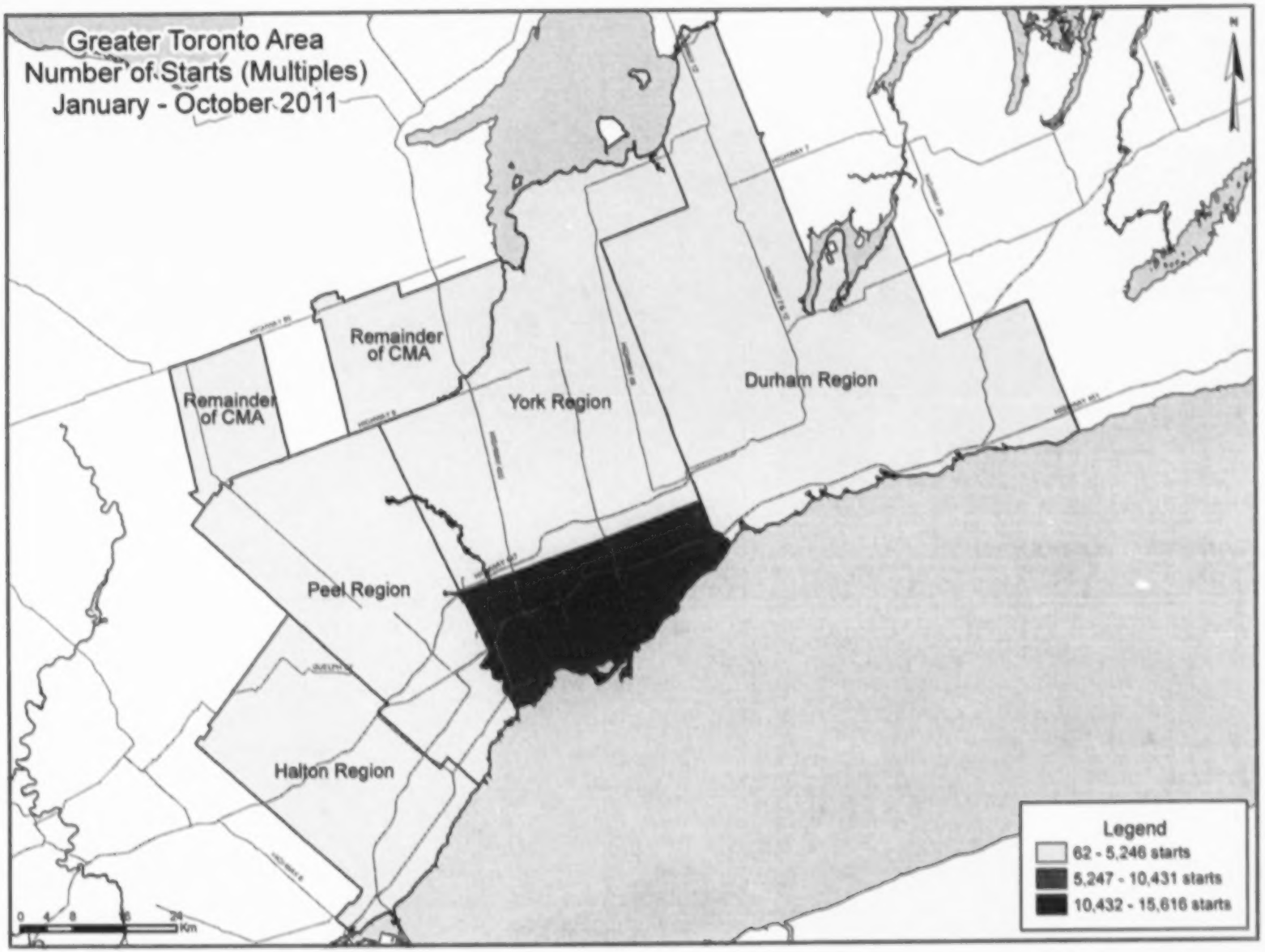
in starts came primarily from three markets: Scarborough, Markham and Brampton.

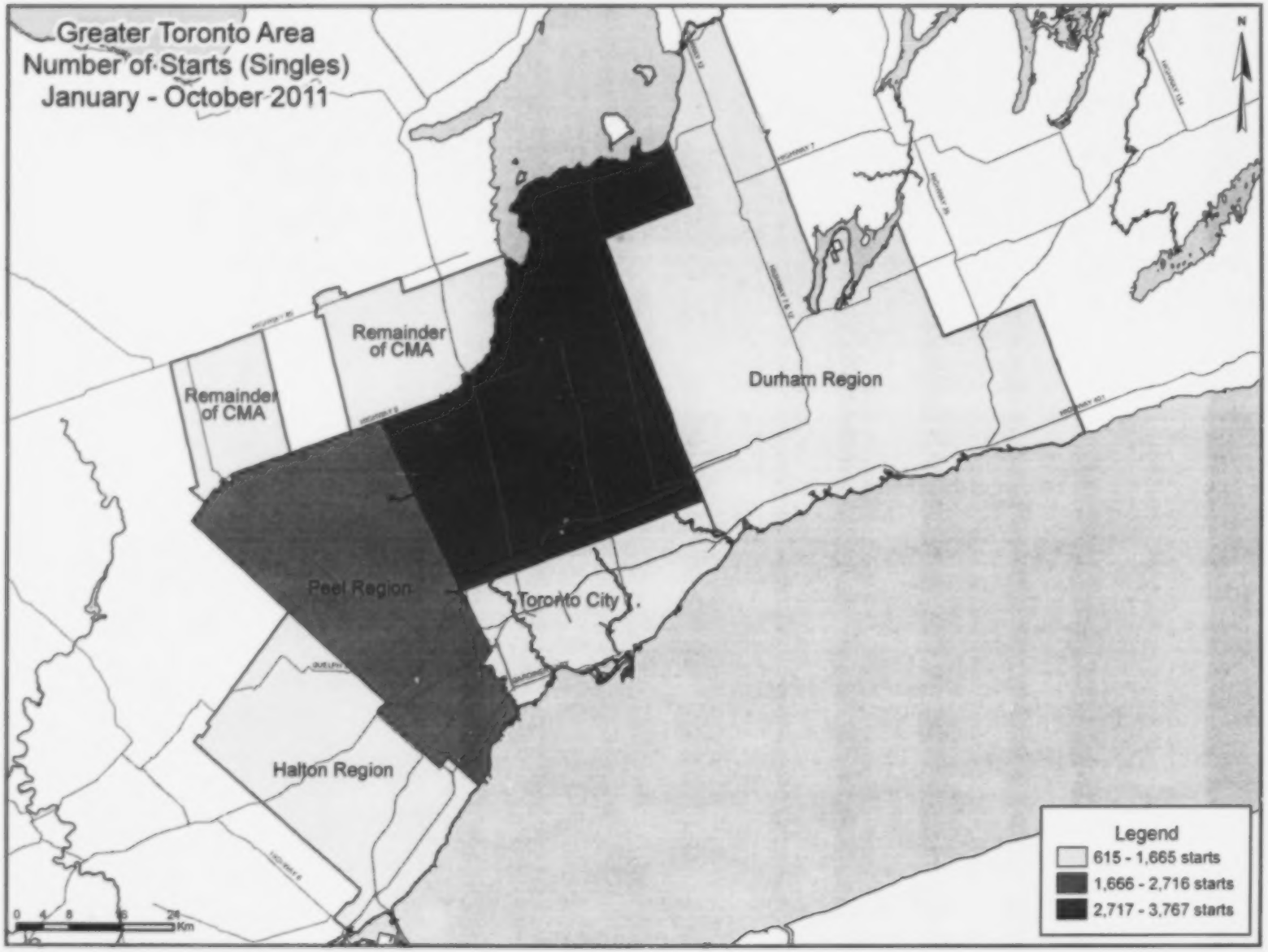
After slowing during much of the 2006-2010 period, row starts in Markham are showing a resurgence in 2011. The 372 starts to date this year amount to twice the total of 134 units in 2010. This growth in townhouse development is congruent with reduced availability of land, newly absorbed single detached prices approaching $600,000 and the suitability of row homes for infill development.

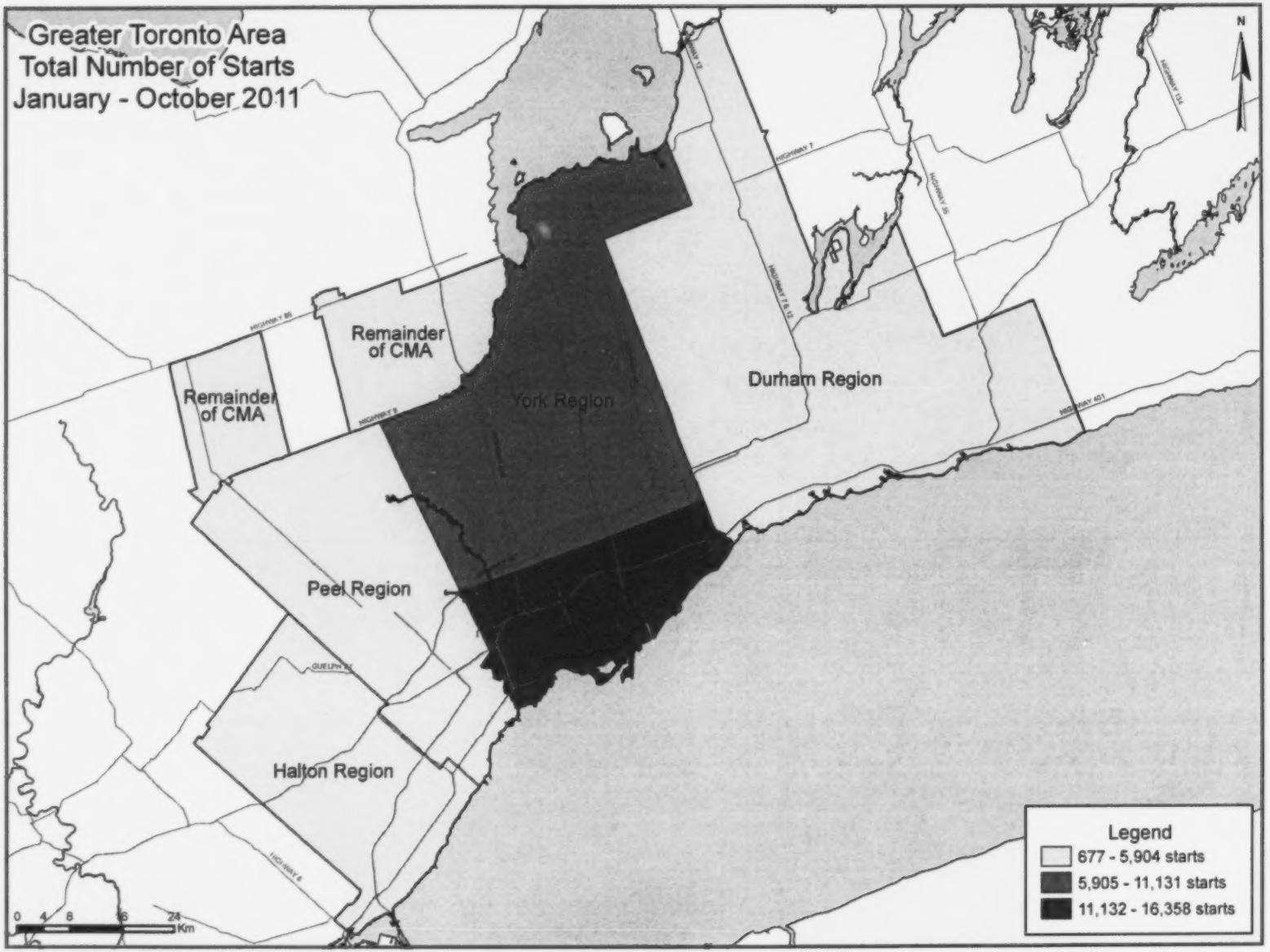

Greater Toronto Area
Number of Starts (Multiples)
October 2011
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Halton Region
HIGHWAY 7
HIGHWAY 404
HIGHWAY 401
HIGHWAY 407
HIGHWAY 400
HIGHWAY 27
HIGHWAY 6
GUELPH
0 4 8 16 24 Km
Legend
No starts
118 - 671 starts
672 - 1,225 starts
1,226 - 1,779 starts


Greater Toronto Area
Number of Starts (Singles)
October 2011
N
Remainder of CMA
Remainder of CMA
Durham Region
Peel Region
Toronto City
Halton Region
Legend
51 - 193 starts
194 - 335 starts
336 - 477 starts
0 4 8 16 24
Km

Greater Toronto Area
Total Number of Starts
October 2011
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Halton Region
N
0 4 8 16 24
Km
Legend
51 - 669 starts
670 - 1,287 starts
1,288 - 1,905 starts


Greater Toronto Area
Number of Starts (Multiples)
January - October 2011
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Halton Region
Legend
62 - 5,246 starts
5,247 - 10,431 starts
10,432 - 15,616 starts
0 4 8 16 24
Km


Greater Toronto Area
Number of Starts (Singles)
January - October 2011
N
Remainder of CMA
Remainder of CMA
Durham Region
Peel Region
Toronto City
Halton Region
0 4 8 16 24 Km
Legend
615 - 1,665 starts
1,666 - 2,716 starts
2,717 - 3,767 starts


Greater Toronto Area
Total Number of Starts
January - October 2011
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Halton Region
HIGHWAY 7
HIGHWAY 401
0 4 8 16 24 Km
Legend
677 - 5,904 starts
5,905 - 11,131 starts
11,132 - 16,358 starts

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwliimbury, Town of Mono, New Techumseth, Orangeville

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
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1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Toronto CMA
October 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2011	1,120	222	693	9	125	1,872	0	6	4,047
October 2010	703	104	434	2	22	511	6	0	1,782
% Change	59.3	113.5	59.7	**	**	**	-100.0	n/a	127.1
Year-to-date 2011	8,888	1,638	3,740	36	865	16,926	8	1,712	33,813
Year-to-date 2010	8,080	1,252	2,558	46	1,167	9,044	28	1,083	23,258
% Change	10.0	30.8	46.2	-21.7	-25.9	87.2	-71.4	58.1	45.4
UNDER CONSTRUCTION									
October 2011	8,312	1,690	3,667	40	1,165	33,239	12	3,515	51,640
October 2010	6,409	1,056	2,763	70	1,147	30,808	44	2,480	44,806
% Change	29.7	60.0	32.7	-42.9	1.6	7.9	-72.7	41.7	15.3
COMPLETIONS									
October 2011	738	136	425	0	65	772	0	0	2,136
October 2010	759	176	340	2	115	1,690	0	0	3,082
% Change	-2.8	-22.7	25.0	-100.0	-43.5	-54.3	n/a	n/a	-30.7
Year-to-date 2011	7,262	1,174	2,525	40	944	16,017	16	896	28,903
Year-to-date 2010	8,192	1,538	2,027	65	862	13,193	0	1,305	27,182
% Change	-11.4	-23.7	24.6	-38.5	9.5	21.4	n/a	-31.3	6.3
COMPLETED & NOT ABSORBED									
October 2011	69	15	49	0	19	909	13	364	1,438
October 2010	234	27	52	3	20	977	13	712	2,038
% Change	-70.5	-44.4	-5.8	-100.0	-5.0	-7.0	0.0	-48.9	-29.4
ABSORBED									
October 2011	812	147	416	0	68	748	0	10	2,201
October 2010	819	174	341	1	115	1 709	0	0	3,159
% Change	-0.9	-15.5	22.0	-100.0	-40.9	-56.2	n/a	n/a	-30.3
Year-to-date 2011	7,384	1,182	2,518	41	931	15,165	16	593	27,830
Year-to-date 2010	8,394	1,548	2,113	69	861	12,511	3	193	25,692
% Change	-12.0	-23.6	19.2	-40.6	8.1	21.2	**	**	8.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Oshawa CMA
October 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2011	101	0	0	0	43	0	0	0	144
October 2010	130	0	6	0	23	0	0	0	159
% Change	-22.3	n/a	-100.0	n/a	87.0	n/a	n/a	n/a	-9.4
Year-to-date 2011	1,087	40	194	0	147	0	10	32	1,510
Year-to-date 2010	1,268	10	203	0	52	0	0	12	1,545
% Change	-14.3	**	-4.4	n/a	182.7	n/a	n/a	166.7	-2.3
UNDER CONSTRUCTION									
October 2011	758	6	227	0	132	6	38	38	1,205
October 2010	798	10	206	0	95	12	0	54	1,175
% Change	-5.0	-40.0	10.2	n/a	38.9	-50.0	n/a	-29.6	2.6
COMPLETIONS									
October 2011	142	0	22	0	0	0	0	8	172
October 2010	112	0	12	0	6	0	0	0	130
% Change	26.8	n/a	83.3	n/a	-100.0	n/a	n/a	n/a	32.3
Year-to-date 2011	1,144	42	142	0	129	6	0	54	1,517
Year-to-date 2010	1,119	4	69	0	63	6	3	0	1,264
% Change	2.2	**	105.8	n/a	104.8	0.0	-100.0	n/a	20.0
COMPLETED & NOT ABSORBED									
October 2011	10	0	1	0	2	10	0	5	28
October 2010	12	0	3	0	3	15	0	0	33
% Change	-16.7	n/a	-66.7	n/a	-33.3	-33.3	n/a	n/a	-15.2
ABSORBED									
October 2011	146	0	23	0	0	0	0	3	172
October 2010	113	0	9	0	6	0	0	0	128
% Change	29.2	n/a	155.6	n/a	-100.0	n/a	n/a	n/a	34.4
Year-to-date 2011	1,163	42	143	0	130	11	0	7	1,496
Year-to-date 2010	1,126	4	73	0	73	52	3	0	1,331
% Change	3.3	**	95.9	n/a	78.1	-78.8	-100.0	n/a	12.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1c: Housing Activity Summary of Greater Toronto Area
October 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2011	1,217	222	705	9	168	1,947	0	6	4,274
October 2010	813	106	482	0	48	511	6	0	1,966
% Change	49.7	109.4	46.3	n/a	**	**	-100.0	n/a	117.4
Year-to-date 2011	9,715	1,634	3,940	16	1,035	17,076	18	1,744	35,178
Year-to-date 2010	9,049	1,412	2,784	25	1,266	9,414	28	1,095	25,073
% Change	7.4	15.7	41.5	-36.0	-18.2	81.4	-35.7	59.3	40.3
UNDER CONSTRUCTION									
October 2011	8,952	1,648	3,907	29	1,322	33,539	50	3,628	53,075
October 2010	7,074	1,140	2,973	44	1,257	31,291	44	2,716	46,568
% Change	26.5	44.6	31.4	-34.1	5.2	7.2	13.6	33.6	14.0
COMPLETIONS									
October 2011	844	136	447	0	77	815	0	190	2,509
October 2010	814	192	348	0	121	1,690	0	0	3,165
% Change	3.7	-29.2	28.4	n/a	-36.4	-51.8	n/a	n/a	-20.7
Year-to-date 2011	8,168	1,226	2,715	10	1,095	16,112	16	1,134	30,505
Year-to-date 2010	9,098	1,678	2,025	21	1,003	13,365	3	1,357	28,550
% Change	-10.2	-26.9	34.1	-52.4	9.2	20.6	**	-16.4	6.8
COMPLETED & NOT ABSORBED									
October 2011	80	15	50	0	24	918	13	386	1,486
October 2010	245	27	60	2	28	981	13	712	2,068
% Change	-67.3	-44.4	-16.7	-100.0	-14.3	-6.4	0.0	-45.8	-28.1
ABSORBED									
October 2011	921	147	439	0	80	791	0	178	2,556
October 2010	880	194	346	0	123	1 709	0	0	3,252
% Change	4.7	-24.2	26.9	n/a	-35.0	-53.7	n/a	n/a	-21.4
Year-to-date 2011	8,293	1,234	2,724	10	1,083	15,262	16	949	29,571
Year-to-date 2010	9,250	1,688	2,114	24	1,012	12,753	6	193	27,040
% Change	-10.3	-26.9	28.9	-58.3	7.0	19.7	166.7	**	9.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
October 2011	126	26	192	0	0	1,561	0	0	1,905
October 2010	71	0	204	0	0	307	6	0	588
York Region									
October 2011	477	92	289	0	17	215	0	6	1,096
October 2010	289	66	107	0	0	204	0	0	666
Peel Region									
October 2011	249	92	183	9	6	0	0	0	539
October 2010	264	24	64	0	22	0	0	0	374
Halton Region									
October 2011	165	10	12	0	58	171	0	0	416
October 2010	40	16	94	0	3	0	0	0	153
Durham Region									
October 2011	200	2	29	0	87	0	0	0	318
October 2010	149	0	13	0	23	0	0	0	185
Toronto CMA									
October 2011	1,120	222	693	9	125	1,872	0	6	4,047
October 2010	703	104	434	2	22	511	6	0	1,782
Oshawa CMA									
October 2011	101	0	0	0	43	0	0	0	144
October 2010	130	0	6	0	23	0	0	0	159
Greater Toronto Area									
October 2011	1,217	222	705	9	168	1,947	0	6	4,274
October 2010	813	106	482	0	48	511	6	0	1,966

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
October 2011	1,153	220	1,654	0	69	26,810	0	3,341	33,247
October 2010	1,056	54	845	0	133	24,951	20	2,429	29,517
York Region									
October 2011	2,918	334	693	3	304	2,741	4	94	7,091
October 2010	2,134	268	632	0	261	1,698	16	25	5,034
Peel Region									
October 2011	2,483	906	653	26	506	2,534	8	0	7,116
October 2010	1,946	558	519	44	616	3,443	8	26	7,160
Halton Region									
October 2011	1,186	106	418	0	253	1,213	0	155	3,331
October 2010	871	210	520	0	144	1,187	0	182	3,114
Durham Region									
October 2011	1,212	82	489	0	190	241	38	38	2,290
October 2010	1,067	50	457	0	103	12	0	54	1,743
Toronto CMA									
October 2011	8,312	1,690	3,667	40	1,165	33,239	12	3,515	51,640
October 2010	6,409	1,056	2,763	70	1,147	30,808	44	2,480	44,806
Oshawa CMA									
October 2011	758	6	227	0	132	6	38	38	1,205
October 2010	798	10	206	0	95	12	0	54	1,175
Greater Toronto Area									
October 2011	8,952	1,648	3,907	29	1,322	33,539	50	3,628	53,075
October 2010	7,074	1,140	2,973	44	1,257	31,291	44	2,716	46,568

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
October 2011	68	28	184	0	19	679	0	0	978
October 2010	69	24	33	0	3	1,305	0	0	1,434
York Region									
October 2011	350	92	200	0	5	93	0	0	740
October 2010	310	90	130	0	5	385	0	0	920
Peel Region									
October 2011	146	12	41	0	12	0	0	0	211
October 2010	104	48	6	0	54	0	0	0	212
Halton Region									
October 2011	102	4	0	0	41	43	0	182	372
October 2010	155	16	45	0	53	0	0	0	269
Durham Region									
October 2011	178	0	22	0	0	0	0	8	208
October 2010	176	14	134	0	6	0	0	0	330
Toronto CMA									
October 2011	738	136	425	0	65	772	0	0	2,136
October 2010	759	176	340	2	115	1,690	0	0	3,082
Oshawa CMA									
October 2011	142	0	22	0	0	0	0	8	172
October 2010	112	0	12	0	6	0	0	0	130
Greater Toronto Area									
October 2011	844	136	447	0	77	815	0	190	2,509
October 2010	814	192	348	0	121	1,690	0	0	3,165

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
October 2011	38	11	25	0	16	710	11	167	978
October 2010	51	9	33	0	11	879	11	515	1,509
York Region									
October 2011	13	0	12	0	1	111	2	0	139
October 2010	13	11	8	0	2	47	2	0	83
Peel Region									
October 2011	13	4	3	0	2	87	0	197	306
October 2010	145	4	4	2	6	29	0	197	387
Halton Region									
October 2011	6	0	8	0	3	0	0	17	34
October 2010	17	0	10	0	5	11	0	0	43
Durham Region									
October 2011	10	0	2	0	2	10	0	5	29
October 2010	19	3	5	0	4	15	0	0	46
Toronto CMA									
October 2011	69	15	49	0	19	909	13	364	1,438
October 2010	234	27	52	3	20	977	13	712	2,038
Oshawa CMA									
October 2011	10	0	1	0	2	10	0	5	28
October 2010	12	0	3	0	3	15	0	0	33
Greater Toronto Area									
October 2011	80	15	50	0	24	918	13	386	1,486
October 2010	245	27	60	2	28	981	13	712	2,068

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
October 2011	70	27	175	0	19	655	0	10	956
October 2010	75	24	32	0	3	1,343	0	0	1,477
York Region									
October 2011	352	92	200	0	5	93	0	0	742
October 2010	310	81	130	0	5	366	0	0	892
Peel Region									
October 2011	213	24	41	0	15	0	0	0	293
October 2010	160	55	6	0	54	0	0	0	275
Halton Region									
October 2011	105	4	0	0	41	43	0	165	358
October 2010	160	20	45	0	55	0	0	0	280
Durham Region									
October 2011	181	0	23	0	0	0	0	3	207
October 2010	175	14	133	0	6	0	0	0	328
Toronto CMA									
October 2011	812	147	416	0	68	748	0	10	2,201
October 2010	819	174	341	1	115	1,709	0	0	3,159
Oshawa CMA									
October 2011	146	0	23	0	0	0	0	3	172
October 2010	113	0	9	0	6	0	0	0	128
Greater Toronto Area									
October 2011	921	147	439	0	80	791	0	178	2,556
October 2010	880	194	346	0	123	1,709	0	0	3,252

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Toronto CMA
2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475
% Change	-11.2	-8.1	4.4	-35.9	-29.4	46.4	-49.2	51.6	3.8
2002	22,049	5,206	4,235	64	1,616	9,081	307	1,204	43,805
% Change	31.3	-6.7	27.7	28.0	8.2	-28.7	56.6	58.4	6.8
2001	16,793	5,582	3,317	50	1,494	12,738	196	760	41,017

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA
2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907
% Change	4.0	83.0	86.1	n/a	-100.0	-20.0	-100.0	n/a	11.9
2002	2,955	94	295	0	40	90	16	0	3,490
% Change	45.0	34.3	-31.6	n/a	n/a	n/a	-27.3	n/a	36.3
2001	2,038	70	431	0	0	0	22	0	2,561

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts in the Greater Toronto Area 2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159
% Change	2.3	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.7
2006	16,179	2,894	4,287	12	1,673	13,824	17	1,626	40,512
% Change	-10.7	-14.5	-15.3	-65.7	-16.0	-6.6	-90.0	-3.9	-10.5
2005	18,127	3,383	5,059	35	1,992	14,800	170	1,692	45,258
% Change	-15.3	-7.5	-0.2	-12.5	23.9	13.5	120.8	27.9	-2.1
2004	21,413	3,656	5,068	40	1,608	13,041	77	1,323	46,226
% Change	-5.4	-27.1	-3.6	**	14.0	-3.3	-50.6	-29.1	-7.7
2003	22,627	5,014	5,259	1	1,411	13,482	156	1,865	50,062
% Change	-9.6	-6.1	7.1	-96.3	-28.4	47.1	-52.1	54.9	4.2
2002	25,035	5,342	4,911	27	1,970	9,168	326	1,204	48,032
% Change	31.8	-6.6	26.4	17.4	18.7	-30.2	49.5	58.4	8.0
2001	18,990	5,722	3,884	23	1,659	13,141	218	760	44,483

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
October 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	% Change
Toronto City	126	71	26	0	193	200	1,561	317	1,905	588	**
Toronto	24	5	0	0	0	7	1,197	0	1,221	12	**
East York	6	5	0	0	0	0	0	0	6	5	20.0
Etobicoke	12	15	0	0	0	93	0	263	12	371	-96.8
North York	45	33	0	0	29	11	364	0	438	44	**
Scarborough	38	9	26	0	163	83	0	0	227	92	146.7
York	1	3	0	0	0	6	0	0	1	9	-88.9
York Region	477	289	92	66	306	107	221	204	1,096	666	64.6
Aurora	5	4	0	8	0	0	0	0	5	12	-58.3
East Gwillimbury	12	4	0	0	0	5	0	0	12	9	33.3
Georgina Township	7	10	0	0	0	6	0	0	7	16	-56.3
King Township	1	21	0	0	26	0	0	0	27	21	28.6
Markham	193	34	88	58	214	66	221	0	716	158	**
Newmarket	9	18	0	0	0	0	0	0	9	18	-50.0
Richmond Hill	18	89	2	0	17	5	0	20	37	114	-67.5
Vaughan	180	108	0	0	41	25	0	184	221	317	-30.3
Whitchurch-Stouffville	52	1	2	0	8	0	0	0	62	1	**
Peel Region	258	264	98	24	183	86	0	0	539	374	44.1
Brampton	177	254	84	24	174	71	0	0	435	349	24.6
Caledon	61	4	0	0	4	10	0	0	65	14	**
Mississauga	20	6	14	0	5	5	0	0	39	11	**
Halton Region	165	40	14	16	66	97	171	0	416	153	171.9
Burlington	40	5	0	2	12	45	75	0	127	52	144.2
Halton Hills	4	11	4	0	13	0	0	0	21	11	90.9
Milton	103	8	10	14	0	0	96	0	209	22	**
Oakville	18	16	0	0	41	52	0	0	59	68	-13.2
Durham Region	200	149	2	0	116	36	0	0	318	185	71.9
Ajax	67	10	2	0	44	7	0	0	113	17	**
Brock	5	0	0	0	0	0	0	0	5	0	n/a
Clarington	29	28	0	0	23	23	0	0	52	51	2.0
Oshawa	45	77	0	0	16	0	0	0	61	77	-20.8
Pickering	20	6	0	0	29	0	0	0	49	6	**
Scugog	2	2	0	0	0	0	0	0	2	2	0.0
Uxbridge	5	1	0	0	0	0	0	0	5	1	**
Whitby	27	25	0	0	4	6	0	0	31	31	0.0
Remainder of Toronto CMA	51	29	0	0	0	0	0	0	51	29	75.9
Bradford West Gwillimbury	10	12	0	0	0	0	0	0	10	12	-16.7
Town of Mono	1	3	0	0	0	0	0	0	1	3	-66.7
New Tecumseth	33	12	0	0	0	0	0	0	33	12	175.0
Orangeville	7	2	0	0	0	0	0	0	7	2	**
Toronto CMA	1,129	705	232	104	808	452	1,878	521	4,047	1,782	127.1
Oshawa CMA	101	130	0	0	43	29	0	0	144	159	-9.4
Greater Toronto Area (GTA)	1,226	813	232	106	863	526	1,953	521	4,274	1,966	117.4

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Toronto City	742	789	168	46	458	593	14,990	8,827	16,358	10,255	59.5
Toronto	121	100	14	4	8	87	10,398	5,364	10,541	5,555	89.8
East York	45	44	0	2	0	0	384	0	429	46	**
Etobicoke	110	129	2	16	0	93	744	2,615	856	2,853	-70.0
North York	328	323	116	0	178	138	2,161	623	2,783	1,084	156.7
Scarborough	127	167	30	20	272	254	586	171	1,015	612	65.8
York	10	23	6	4	0	12	0	0	16	39	-59.0
York Region	3,767	3,615	564	410	1,162	1,000	2,490	659	7,983	5,684	40.4
Aurora	44	260	0	18	0	0	0	0	44	278	-84.2
East Gwillimbury	95	85	38	0	38	56	0	0	171	141	21.3
Georgina Township	141	106	0	0	13	17	0	0	154	123	25.2
King Township	65	207	2	16	26	28	137	0	230	251	-8.4
Markham	1,219	183	234	142	372	83	1,598	430	3,423	838	**
Newmarket	137	189	6	30	0	5	4	0	147	224	-34.4
Richmond Hill	449	685	8	10	338	218	148	45	943	958	-1.6
Vaughan	1,017	1,414	184	114	267	439	499	184	1,967	2,151	-8.6
Whitchurch-Stouffville	600	486	92	80	108	154	104	0	904	720	25.6
Peel Region	2,119	1,651	708	616	918	1,055	1,751	229	5,496	3,551	54.8
Brampton	1,745	1,243	562	406	376	632	49	26	2,732	2,307	18.4
Caledon	261	191	56	38	93	45	0	0	410	274	49.6
Mississauga	113	217	90	172	449	378	1,702	203	2,354	970	142.7
Halton Region	1,515	1,377	86	304	629	785	462	862	2,692	3,328	-19.1
Burlington	305	235	4	178	43	118	150	370	502	901	-44.3
Halton Hills	70	89	6	0	22	23	0	0	98	112	-12.5
Milton	723	778	44	124	251	362	312	160	1,330	1,424	-6.6
Oakville	417	275	32	2	313	282	0	332	762	891	-14.5
Durham Region	1,588	1,642	118	42	676	559	267	12	2,649	2,255	17.5
Ajax	302	256	78	32	249	264	0	0	629	552	13.9
Brock	15	7	0	0	0	0	0	0	15	7	114.3
Clarington	418	424	0	0	125	101	0	12	543	537	1.1
Oshawa	274	545	40	2	77	16	32	0	423	563	-24.9
Pickering	125	59	0	0	76	40	235	0	436	99	**
Scugog	15	13	0	0	0	0	0	0	15	13	15.4
Uxbridge	44	39	0	0	0	0	0	0	44	39	12.8
Whitby	395	299	0	8	149	138	0	0	544	445	22.2
Remainder of Toronto CMA	615	575	56	36	6	40	0	0	677	651	4.0
Bradford West Gwillimbury	376	374	38	4	0	25	0	0	414	403	2.7
Town of Mono	28	43	0	0	0	0	0	0	28	43	-34.9
New Tecumseth	187	60	18	10	6	0	0	0	211	70	**
Orangeville	24	98	0	22	0	15	0	0	24	135	-82.2
Toronto CMA	8,924	8,126	1,656	1,266	3,455	3,659	19,778	10,207	33,813	23,258	45.4
Oshawa CMA	1,087	1,268	40	10	351	255	32	12	1,510	1,545	-2.3
Greater Toronto Area (GTA)	9,731	9,074	1,644	1,418	3,843	3,992	19,960	10,589	35,178	25,073	40.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010
Toronto City	192	194	0	6	1,561	317	0	0
Toronto	0	7	0	0	1,197	0	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	93	0	0	0	263	0	0
North York	29	11	0	0	364	0	0	0
Scarborough	163	83	0	0	0	0	0	0
York	0	0	0	6	0	0	0	0
York Region	306	107	0	0	215	204	6	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	5	0	0	0	0	0	0
Georgina Township	0	6	0	0	0	0	0	0
King Township	26	0	0	0	0	0	0	0
Markham	214	66	0	0	215	0	6	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	17	5	0	0	0	20	0	0
Vaughan	41	25	0	0	0	184	0	0
Whitchurch-Stouffville	8	0	0	0	0	0	0	0
Peel Region	183	86	0	0	0	0	0	0
Brampton	174	71	0	0	0	0	0	0
Caledon	4	10	0	0	0	0	0	0
Mississauga	5	5	0	0	0	0	0	0
Halton Region	66	97	0	0	171	0	0	0
Burlington	12	45	0	0	75	0	0	0
Halton Hills	13	0	0	0	0	0	0	0
Milton	0	0	0	0	96	0	0	0
Oakville	41	52	0	0	0	0	0	0
Durham Region	116	36	0	0	0	0	0	0
Ajax	44	7	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	23	23	0	0	0	0	0	0
Oshawa	16	0	0	0	0	0	0	0
Pickering	29	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	4	6	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	808	446	0	6	1,872	521	6	0
Oshawa CMA	43	29	0	0	0	0	0	0
Greater Toronto Area (GTA)	863	520	0	6	1,947	521	6	0

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Toronto City	458	581	0	12	13,372	7,795	1,618	1,032
Toronto	8	87	0	0	9,597	4,986	801	378
East York	0	0	0	0	384	0	0	0
Etobicoke	0	93	0	0	508	2,114	236	501
North York	178	138	0	0	1,790	623	371	0
Scarborough	272	254	0	0	376	18	210	153
York	0	0	0	12	0	0	0	0
York Region	1,154	992	8	8	2,396	634	94	25
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	38	56	0	0	0	0	0	0
Georgina Township	13	17	0	0	0	0	0	0
King Township	26	28	0	0	137	0	0	0
Markham	372	83	0	0	1,592	430	6	0
Newmarket	0	5	0	0	0	0	4	0
Richmond Hill	338	218	0	0	148	20	0	25
Vaughan	267	439	0	0	415	184	84	0
Whitchurch-Stouffville	100	146	8	8	104	0	0	0
Peel Region	918	1,047	0	8	1,751	203	0	26
Brampton	376	624	0	8	49	0	0	26
Caledon	93	45	0	0	0	0	0	0
Mississauga	449	378	0	0	1,702	203	0	0
Halton Region	629	785	0	0	462	862	0	0
Burlington	43	118	0	0	150	370	0	0
Halton Hills	22	23	0	0	0	0	0	0
Milton	251	362	0	0	312	160	0	0
Oakville	313	282	0	0	0	332	0	0
Durham Region	666	559	10	0	235	0	32	12
Ajax	249	264	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	125	101	0	0	0	0	0	12
Oshawa	67	16	10	0	0	0	32	0
Pickering	76	40	0	0	235	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	149	138	0	0	0	0	0	0
Remainder of Toronto CMA	6	40	0	0	0	0	0	0
Bradford West Gwillimbury	0	25	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	6	0	0	0	0	0	0	0
Orangeville	0	15	0	0	0	0	0	0
Toronto CMA	3,447	3,631	8	28	18,066	9,124	1,712	1,083
Oshawa CMA	341	255	10	0	0	0	32	12
Greater Toronto Area (GTA)	3,825	3,964	18	28	18,216	9,494	1,744	1,095

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
October 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010
Toronto City	344	275	1,561	307	0	6	1,905	588
Toronto	24	12	1,197	0	0	0	1,221	12
East York	6	5	0	0	0	0	6	5
Etobicoke	12	118	0	253	0	0	12	371
North York	74	44	364	0	0	0	438	44
Scarborough	227	92	0	0	0	0	227	92
York	1	3	0	0	0	6	1	9
York Region	858	462	232	204	6	0	1,096	666
Aurora	5	12	0	0	0	0	5	12
East Gwillimbury	12	9	0	0	0	0	12	9
Georgina Township	7	16	0	0	0	0	7	16
King Township	27	21	0	0	0	0	27	21
Markham	495	158	215	0	6	0	716	158
Newmarket	9	18	0	0	0	0	9	18
Richmond Hill	37	94	0	20	0	0	37	114
Vaughan	204	133	17	184	0	0	221	317
Whitchurch-Stouffville	62	1	0	0	0	0	62	1
Peel Region	524	352	15	22	0	0	539	374
Brampton	420	327	15	22	0	0	435	349
Caledon	65	14	0	0	0	0	65	14
Mississauga	39	11	0	0	0	0	39	11
Halton Region	187	150	229	3	0	0	416	153
Burlington	52	49	75	3	0	0	127	52
Halton Hills	4	11	17	0	0	0	21	11
Milton	113	22	96	0	0	0	209	22
Oakville	18	68	41	0	0	0	59	68
Durham Region	231	162	87	23	0	0	318	185
Ajax	69	17	44	0	0	0	113	17
Brock	5	0	0	0	0	0	5	0
Clarington	29	28	23	23	0	0	52	51
Oshawa	45	77	16	0	0	0	61	77
Pickering	49	6	0	0	0	0	49	6
Scugog	2	2	0	0	0	0	2	2
Uxbridge	5	1	0	0	0	0	5	1
Whitby	27	31	4	0	0	0	31	31
Remainder of Toronto CMA	51	27	0	2	0	0	51	29
Bradford West Gwillimbury	10	12	0	0	0	0	10	12
Town of Mono	1	1	0	2	0	0	1	3
New Tecumseth	33	12	0	0	0	0	33	12
Orangeville	7	2	0	0	0	0	7	2
Toronto CMA	2,035	1,241	2,006	535	6	6	4,047	1,782
Oshawa CMA	101	136	43	23	0	0	144	159
Greater Toronto Area (GTA)	2,144	1,401	2,124	559	6	6	4,274	1,966

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - October 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Toronto City	2,060	1,397	12,680	7,814	1,618	1,044	16,358	10,255
Toronto	856	261	8,884	4,916	801	378	10,541	5,555
East York	45	46	384	0	0	0	429	46
Etobicoke	112	248	508	2,104	236	501	856	2,853
North York	622	423	1,790	661	371	0	2,783	1,084
Scarborough	408	380	397	79	210	153	1,015	612
York	16	27	0	0	0	12	16	39
York Region	5,295	4,739	2,586	912	102	33	7,983	5,684
Aurora	41	278	3	0	0	0	44	278
East Gwillimbury	171	141	0	0	0	0	171	141
Georgina Township	154	123	0	0	0	0	154	123
King Township	93	251	137	0	0	0	230	251
Markham	1,797	399	1,620	439	6	0	3,423	838
Newmarket	143	219	0	5	4	0	147	224
Richmond Hill	653	847	290	86	0	25	943	958
Vaughan	1,451	1,824	432	327	84	0	1,967	2,151
Whitchurch-Stouffville	792	657	104	55	8	8	904	720
Peel Region	3,491	2,691	2,005	826	0	34	5,496	3,551
Brampton	2,664	1,911	68	362	0	34	2,732	2,307
Caledon	410	262	0	12	0	0	410	274
Mississauga	417	518	1,937	452	0	0	2,354	970
Halton Region	2,048	2,235	644	1,093	0	0	2,692	3,328
Burlington	321	474	181	427	0	0	502	901
Halton Hills	81	112	17	0	0	0	98	112
Milton	1,018	1,224	312	200	0	0	1,330	1,424
Oakville	628	425	134	466	0	0	762	891
Durham Region	2,395	2,183	212	60	42	12	2,649	2,255
Ajax	564	544	65	8	0	0	629	552
Brock	15	7	0	0	0	0	15	7
Clarington	494	481	49	44	0	12	543	537
Oshawa	314	555	67	8	42	0	423	563
Pickering	436	99	0	0	0	0	436	99
Scugog	15	13	0	0	0	0	15	13
Uxbridge	44	39	0	0	0	0	44	39
Whitby	513	445	31	0	0	0	544	445
Remainder of Toronto CMA	649	620	28	31	0	0	677	651
Bradford West Gwillimbury	414	403	0	0	0	0	414	403
Town of Mono	12	32	16	11	0	0	28	43
New Tecumseth	199	50	12	20	0	0	211	70
Orangeville	24	135	0	0	0	0	24	135
Toronto CMA	14,266	11,890	17,827	10,257	1,720	1,111	33,813	23,258
Oshawa CMA	1,321	1,481	147	52	42	12	1,510	1,545
Greater Toronto Area (GTA)	15,289	13,245	18,127	10,705	1,762	1,123	35,178	25,073

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
October 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	% Change
Toronto City	68	69	28	24	203	36	679	1,305	978	1,434	-31.8
Toronto	11	5	0	2	16	3	577	995	604	1,005	-39.9
East York	4	5	0	0	0	0	0	0	4	5	-20.0
Etobicoke	24	17	0	2	0	0	0	0	24	19	26.3
North York	12	21	0	0	0	26	0	310	12	357	-96.6
Scarborough	16	19	26	14	187	7	102	0	331	40	**
York	1	2	2	6	0	0	0	0	3	8	-62.5
York Region	350	310	92	90	205	135	93	385	740	920	-19.6
Aurora	0	17	0	0	0	0	0	0	0	17	-100.0
East Gwillimbury	16	6	2	0	0	0	0	0	18	6	200.0
Georgina Township	21	6	0	0	0	0	0	0	21	6	**
King Township	10	1	0	0	0	0	0	0	10	1	**
Markham	4	11	48	38	124	0	0	0	176	49	**
Newmarket	35	11	0	14	0	0	0	0	35	25	40.0
Richmond Hill	88	78	6	0	30	31	0	0	124	109	13.8
Vaughan	71	114	4	6	51	77	93	385	219	582	-62.4
Whitchurch-Stouffville	105	66	32	32	0	27	0	0	137	125	9.6
Peel Region	146	104	12	48	53	60	0	0	211	212	-0.5
Brampton	128	72	4	12	16	37	0	0	148	121	22.3
Caledon	2	26	0	10	16	0	0	0	18	36	-50.0
Mississauga	16	6	8	26	21	23	0	0	45	55	-18.2
Halton Region	102	155	4	16	41	98	225	0	372	269	38.3
Burlington	32	27	4	16	12	0	225	0	273	43	**
Halton Hills	6	21	0	0	0	15	0	0	6	36	-83.3
Milton	55	77	0	0	0	17	0	0	55	94	-41.5
Oakville	9	30	0	0	29	66	0	0	38	96	-60.4
Durham Region	178	176	0	14	22	140	8	0	208	330	-37.0
Ajax	18	52	0	14	0	122	0	0	18	188	-90.4
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	47	32	0	0	6	5	8	0	61	37	64.9
Oshawa	42	51	0	0	0	6	0	0	42	57	-26.3
Pickering	2	11	0	0	0	0	0	0	2	11	-81.8
Scugog	1	0	0	0	0	0	0	0	1	0	n/a
Uxbridge	15	1	0	0	0	0	0	0	15	1	**
Whitby	53	29	0	0	16	7	0	0	69	36	91.7
Remainder of Toronto CMA	69	86	4	0	0	4	0	0	73	90	-18.9
Bradford West Gwillimbury	44	70	4	0	0	0	0	0	48	70	-31.4
Town of Mono	3	4	0	0	0	0	0	0	3	4	-25.0
New Tecumseth	20	5	0	0	0	0	0	0	20	5	**
Orangeville	2	7	0	0	0	4	0	0	2	11	-81.8
Toronto CMA	738	761	136	176	490	455	772	1,690	2,136	3,082	-30.7
Oshawa CMA	142	112	0	0	22	18	8	0	172	130	32.3
Greater Toronto Area (GTA)	844	814	136	192	524	469	1,005	1,690	2,509	3,165	-20.7

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Toronto City	608	679	72	164	429	217	13,493	10,625	14,602	11,685	25.0
Toronto	105	56	22	2	51	45	6,897	8,391	7,075	8,494	-16.7
East York	31	27	2	4	0	18	44	198	77	247	-68.8
Etobicoke	86	94	14	12	0	4	994	127	1,094	237	**
North York	236	291	0	108	50	56	2,974	1,594	3,260	2,049	59.1
Scarborough	126	195	30	26	328	59	2,564	311	3,048	591	**
York	24	11	4	12	0	35	20	4	48	62	-22.6
York Region	3,300	4,330	544	696	971	1,093	1,414	2,260	6,229	8,379	-25.7
Aurora	97	269	8	86	0	0	153	0	258	355	-27.3
East Gwillimbury	81	57	16	24	30	58	0	0	127	139	-8.6
Georgina Township	95	71	0	0	17	25	0	0	112	96	16.7
King Township	137	88	0	16	36	0	0	0	173	104	66.3
Markham	449	434	194	130	277	111	880	942	1,800	1,617	11.3
Newmarket	166	233	4	36	0	79	0	0	170	348	-51.1
Richmond Hill	691	648	16	38	196	168	25	456	928	1,310	-29.2
Vaughan	1,156	1,982	216	200	297	434	356	862	2,025	3,478	-41.8
Whitchurch-Stouffville	428	548	90	166	118	218	0	0	636	932	-31.8
Peel Region	1,843	944	352	418	1,083	620	1,922	1,510	5,200	3,492	48.9
Brampton	1,537	582	246	146	702	127	375	907	2,860	1,762	62.3
Caledon	128	146	30	40	67	58	0	0	225	244	-7.8
Mississauga	178	216	76	232	314	435	1,547	603	2,115	1,486	42.3
Halton Region	1,011	1,468	156	334	774	617	426	377	2,367	2,796	-15.3
Burlington	220	195	60	192	108	106	317	306	705	799	-11.8
Halton Hills	66	80	0	0	24	40	53	0	143	120	19.2
Milton	550	973	96	142	357	243	56	71	1,059	1,429	-25.9
Oakville	175	220	0	0	285	228	0	0	460	448	2.7
Durham Region	1,416	1,698	102	74	529	420	60	6	2,107	2,198	-4.1
Ajax	199	436	60	70	215	271	0	0	474	777	-39.0
Brock	5	51	0	0	0	0	0	0	5	51	-90.2
Clarington	388	336	0	2	60	9	14	6	462	353	30.9
Oshawa	385	432	34	2	63	77	46	0	528	511	3.3
Pickering	27	61	0	0	43	8	0	0	70	69	1.4
Scugog	9	11	0	0	0	0	0	0	9	11	-18.2
Uxbridge	32	20	0	0	0	6	0	0	32	26	23.1
Whitby	371	351	8	0	148	49	0	0	527	400	31.8
Remainder of Toronto CMA	502	514	62	66	26	89	44	88	634	757	-16.2
Bradford West Gwillimbury	372	282	48	20	23	49	0	0	443	351	26.2
Town of Mono	27	46	0	0	0	0	0	0	27	46	-41.3
New Tecumseth	84	99	12	18	0	0	0	0	96	117	-17.9
Orangeville	19	87	2	28	3	40	44	88	68	243	-72.0
Toronto CMA	7,302	8,257	1,186	1,556	3,433	2,815	16,982	14,554	28,903	27,182	6.3
Oshawa CMA	1,144	1,119	42	4	271	135	60	6	1,517	1,264	20.0
Greater Toronto Area (GTA)	8,178	9,119	1,226	1,686	3,706	2,967	17,315	14,778	30,505	28,550	6.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
October 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010
Toronto City	203	34	0	0	679	1,305	0	0
Toronto	16	3	0	0	577	995	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	0	26	0	0	0	310	0	0
Scarborough	187	7	0	0	102	0	0	0
York	0	0	0	0	0	0	0	0
York Region	205	135	0	0	93	385	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	124	0	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	30	31	0	0	0	0	0	0
Vaughan	51	77	0	0	93	385	0	0
Whitchurch-Stouffville	0	27	0	0	0	0	0	0
Peel Region	53	60	0	0	0	0	0	0
Brampton	16	37	0	0	0	0	0	0
Caledon	16	0	0	0	0	0	0	0
Mississauga	21	23	0	0	0	0	0	0
Halton Region	41	98	0	0	43	0	182	0
Burlington	12	0	0	0	43	0	182	0
Halton Hills	0	15	0	0	0	0	0	0
Milton	0	17	0	0	0	0	0	0
Oakville	29	66	0	0	0	0	0	0
Durham Region	22	140	0	0	0	0	8	0
Ajax	0	122	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	6	5	0	0	0	0	8	0
Oshawa	0	6	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	16	7	0	0	0	0	0	0
Remainder of Toronto CMA	0	4	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	4	0	0	0	0	0	0
Toronto CMA	490	453	0	0	772	1,690	0	0
Oshawa CMA	22	18	0	0	0	0	8	0
Greater Toronto Area (GTA)	524	469	0	0	815	1,690	190	0

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Toronto City	429	217	0	0	12,672	9,894	792	731
Toronto	51	45	0	0	6,472	7,816	396	575
East York	0	18	0	0	0	198	44	0
Etobicoke	0	4	0	0	994	127	0	0
North York	50	56	0	0	2,642	1,438	332	156
Scarborough	328	59	0	0	2,564	311	0	0
York	0	35	0	0	0	4	20	0
York Region	955	1,093	16	0	1,389	2,140	25	120
Aurora	0	0	0	0	153	0	0	0
East Gwillimbury	30	58	0	0	0	0	0	0
Georgina Township	17	25	0	0	0	0	0	0
King Township	36	0	0	0	0	0	0	0
Markham	277	111	0	0	880	822	0	120
Newmarket	0	79	0	0	0	0	0	0
Richmond Hill	196	168	0	0	0	456	25	0
Vaughan	297	434	0	0	356	862	0	0
Whitchurch-Stouffville	102	218	16	0	0	0	0	0
Peel Region	1,083	620	0	0	1,896	1,086	26	424
Brampton	702	127	0	0	349	677	26	230
Caledon	67	58	0	0	0	0	0	0
Mississauga	314	435	0	0	1,547	409	0	194
Halton Region	774	617	0	0	189	295	237	82
Burlington	108	106	0	0	133	224	184	82
Halton Hills	24	40	0	0	0	0	53	0
Milton	357	243	0	0	56	71	0	0
Oakville	285	228	0	0	0	0	0	0
Durham Region	529	417	0	3	6	6	54	0
Ajax	215	271	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	60	9	0	0	6	6	8	0
Oshawa	63	74	0	3	0	0	46	0
Pickering	43	8	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	6	0	0	0	0	0	0
Whitby	148	49	0	0	0	0	0	0
Remainder of Toronto CMA	26	89	0	0	44	58	0	30
Bradford West Gwillimbury	23	49	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	3	40	0	0	44	58	0	30
Toronto CMA	3,417	2,815	16	0	16,057	13,249	896	1,305
Oshawa CMA	271	132	0	3	6	6	54	0
Greater Toronto Area (GTA)	3,770	2,964	16	3	16,152	13,421	1,134	1,357

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
October 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010
Toronto City	280	126	698	1,308	0	0	978	1,434
Toronto	27	7	577	998	0	0	604	1,005
East York	4	5	0	0	0	0	4	5
Etobicoke	24	19	0	0	0	0	24	19
North York	12	47	0	310	0	0	12	357
Scarborough	210	40	121	0	0	0	331	40
York	3	8	0	0	0	0	3	8
York Region	642	535	98	394	0	0	740	929
Aurora	0	17	0	0	0	0	0	17
East Gwillimbury	18	6	0	0	0	0	18	6
Georgina Township	21	6	0	0	0	0	21	6
King Township	10	1	0	0	0	0	10	1
Markham	176	49	0	0	0	0	176	49
Newmarket	35	25	0	0	0	0	35	25
Richmond Hill	119	109	5	0	0	0	124	109
Vaughan	126	197	93	385	0	0	219	582
Whitchurch-Stouffville	137	120	0	5	0	0	137	125
Peel Region	199	158	12	54	0	0	211	212
Brampton	142	90	6	31	0	0	148	121
Caledon	18	36	0	0	0	0	18	36
Mississauga	39	32	6	23	0	0	45	55
Halton Region	106	216	84	53	182	0	372	269
Burlington	36	43	55	0	182	0	273	43
Halton Hills	6	36	0	0	0	0	6	36
Milton	55	94	0	0	0	0	55	94
Oakville	9	43	29	53	0	0	38	96
Durham Region	200	324	0	6	8	0	208	330
Ajax	18	188	0	0	0	0	18	188
Brock	0	0	0	0	0	0	0	0
Clarington	53	37	0	0	8	0	61	37
Oshawa	42	51	0	6	0	0	42	57
Pickering	2	11	0	0	0	0	2	11
Scugog	1	0	0	0	0	0	1	0
Uxbridge	15	1	0	0	0	0	15	1
Whitby	69	36	0	0	0	0	69	36
Remainder of Toronto CMA	73	88	0	2	0	0	73	90
Bradford West Gwillimbury	48	70	0	0	0	0	48	70
Town of Mono	3	2	0	2	0	0	3	4
New Tecumseth	20	5	0	0	0	0	20	5
Orangeville	2	11	0	0	0	0	2	11
Toronto CMA	1,299	1,275	837	1,807	0	0	2,136	3,082
Oshawa CMA	164	124	0	6	8	0	172	130
Greater Toronto Area (GTA)	1,427	1,354	892	1,811	190	0	2,509	3,165

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - October 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Toronto City	1,025	1,097	12,756	9,857	792	731	14,602	11,681
Toronto	178	152	6,472	7,767	396	575	7,075	8,494
East York	33	49	0	198	44	0	77	247
Etobicoke	140	110	954	127	0	0	1,094	237
North York	242	455	2,686	1,438	332	156	3,260	2,049
Scarborough	404	264	2,644	327	0	0	3,048	591
York	28	62	0	0	20	0	48	62
York Region	4,673	5,869	1,515	2,390	41	120	6,229	8,379
Aurora	105	355	153	0	0	0	258	355
East Gwillimbury	127	139	0	0	0	0	127	139
Georgina Township	112	96	0	0	0	0	112	96
King Township	173	104	0	0	0	0	173	104
Markham	911	675	889	822	0	120	1,800	1,617
Newmarket	170	348	0	0	0	0	170	348
Richmond Hill	827	838	76	472	25	0	928	1,310
Vaughan	1,628	2,554	397	924	0	0	2,025	3,478
Whitchurch-Stouffville	620	760	0	172	16	0	636	932
Peel Region	2,774	1,598	2,400	1,470	26	424	5,200	3,492
Brampton	2,171	777	663	755	26	230	2,860	1,762
Caledon	219	232	6	12	0	0	225	244
Mississauga	384	589	1,731	703	0	194	2,115	1,486
Halton Region	1,726	2,121	404	593	237	82	2,367	2,796
Burlington	354	403	167	314	184	82	705	799
Halton Hills	90	111	0	9	53	0	143	120
Milton	997	1,275	62	154	0	0	1,059	1,429
Oakville	285	332	175	116	0	0	460	448
Durham Region	1,911	2,116	142	79	54	3	2,107	2,198
Ajax	467	773	7	4	0	0	474	777
Brock	5	51	0	0	0	0	5	51
Clarington	415	347	39	6	8	0	462	353
Oshawa	419	464	63	44	46	3	528	511
Pickering	70	69	0	0	0	0	70	69
Scugog	9	11	0	0	0	0	9	11
Uxbridge	32	20	0	6	0	0	32	26
Whitby	494	381	33	19	0	0	527	400
Remainder of Toronto CMA	548	613	86	114	0	30	634	757
Bradford West Gwillimbury	443	351	0	0	0	0	443	351
Town of Mono	16	32	11	14	0	0	27	46
New Tecumseth	65	75	31	42	0	0	96	117
Orangeville	24	155	44	58	0	30	68	243
Toronto CMA	10,961	11,757	17,001	14,120	912	1,305	28,903	27,182
Oshawa CMA	1,328	1,192	135	69	54	3	1,517	1,264
Greater Toronto Area (GTA)	12,109	12,801	17,217	14,389	1,150	1,360	30,505	28,550

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
October 2011	5	7.2	0	0.0	0	0.0	12	17.4	52	75.4	69	1,149,900	1,323,860
October 2010	1	1.3	3	4.0	2	2.7	12	16.0	57	76.0	75	1,395,000	1,465,184
Year-to-date 2011	58	9.5	11	1.8	8	1.3	104	17.0	431	70.4	612	1,089,225	1,260,967
Year-to-date 2010	26	3.8	14	2.0	45	6.5	142	20.5	466	67.2	693	959,000	1,210,452
Toronto													
October 2011	0	0.0	0	0.0	0	0.0	1	10.0	9	90.0	10	1,097,500	1,661,500
October 2010	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
Year-to-date 2011	2	1.9	0	0.0	0	0.0	10	9.7	91	88.3	103	1,329,000	1,702,272
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	3.8	51	96.2	53	1,400,000	1,655,808
East York													
October 2011	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
October 2010	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
Year-to-date 2011	0	0.0	0	0.0	1	3.1	4	12.5	27	84.4	32	972,500	1,097,603
Year-to-date 2010	0	0.0	0	0.0	0	0.0	3	10.7	25	89.3	28	1,050,000	1,119,032
Etobicoke													
October 2011	0	0.0	0	0.0	0	0.0	1	4.0	24	96.0	25	1,529,900	1,633,231
October 2010	0	0.0	0	0.0	0	0.0	0	0.0	20	100.0	20	1,547,750	1,646,725
Year-to-date 2011	0	0.0	0	0.0	0	0.0	16	18.8	69	81.2	85	1,490,800	1,497,789
Year-to-date 2010	2	1.9	0	0.0	0	0.0	6	5.7	97	92.4	105	1,489,000	1,601,894
North York													
October 2011	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	1,399,500	1,626,050
October 2010	0	0.0	0	0.0	0	0.0	0	0.0	23	100.0	23	1,740,800	1,715,574
Year-to-date 2011	3	1.3	0	0.0	2	0.8	10	4.2	224	93.7	239	1,289,900	1,450,977
Year-to-date 2010	1	0.3	0	0.0	2	0.7	19	6.4	277	92.6	299	1,340,000	1,465,929
Scarborough													
October 2011	5	31.3	0	0.0	0	0.0	9	56.3	2	12.5	16	525,000	510,122
October 2010	1	5.9	3	17.6	2	11.8	11	64.7	0	0.0	17	554,990	521,985
Year-to-date 2011	53	41.1	11	8.5	5	3.9	47	36.4	13	10.1	129	457,990	523,969
Year-to-date 2010	22	11.5	14	7.3	43	22.5	105	55.0	7	3.7	191	512,990	525,494
York													
October 2011	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
October 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	17	70.8	7	29.2	24	635,450	815,298
Year-to-date 2010	1	8.3	0	0.0	0	0.0	4	33.3	7	58.3	12	770,400	770,104

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
October 2011	40	11.5	34	9.8	35	10.1	199	57.3	39	11.2	347	585,990	606,957
October 2010	40	13.1	32	10.5	24	7.9	177	58.0	32	10.5	305	561,990	580,666
Year-to-date 2011	202	6.1	291	8.8	368	11.2	1,983	60.2	451	13.7	3,295	588,990	618,531
Year-to-date 2010	422	9.8	644	14.9	547	12.7	2,338	54.2	360	8.4	4,311	548,990	565,062
Aurora													
October 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2010	0	0.0	0	0.0	4	23.5	13	76.5	0	0.0	17	515,990	554,076
Year-to-date 2011	1	1.0	5	4.9	5	4.9	64	62.1	28	27.2	103	614,900	724,607
Year-to-date 2010	1	0.4	18	6.7	42	15.6	151	56.1	57	21.2	269	568,990	646,017
East Gwillimbury													
October 2011	4	25.0	11	68.8	1	6.3	0	0.0	0	0.0	16	434,990	424,178
October 2010	0	0.0	0	0.0	4	66.7	1	16.7	1	16.7	6	--	--
Year-to-date 2011	16	19.8	38	46.9	14	17.3	12	14.8	1	1.2	81	439,990	457,038
Year-to-date 2010	33	57.9	16	28.1	4	7.0	1	1.8	3	5.3	57	389,990	429,370
Georgina Township													
October 2011	13	61.9	0	0.0	0	0.0	4	19.0	4	19.0	21	329,990	503,038
October 2010	6	100.0	0	0.0	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2011	70	73.7	4	4.2	1	1.1	8	8.4	12	12.6	95	329,990	424,053
Year-to-date 2010	59	83.1	0	0.0	1	1.4	4	5.6	7	9.9	71	322,990	423,170
King Township													
October 2011	0	0.0	0	0.0	0	0.0	1	12.5	7	87.5	8	--	--
October 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2011	13	9.9	3	2.3	17	13.0	50	38.2	48	36.6	131	718,990	668,241
Year-to-date 2010	28	37.8	32	43.2	5	6.8	6	8.1	3	4.1	74	406,990	448,383
Markham													
October 2011	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	--	--
October 2010	0	0.0	1	9.1	0	0.0	4	36.4	6	54.5	11	888,990	843,966
Year-to-date 2011	27	6.0	45	10.0	106	23.6	230	51.2	41	9.1	449	559,900	580,225
Year-to-date 2010	7	1.6	52	12.0	81	18.6	268	61.6	27	6.2	435	543,990	571,206
Newmarket													
October 2011	3	8.3	19	52.8	3	8.3	11	30.6	0	0.0	36	438,200	472,435
October 2010	1	9.1	3	27.3	4	36.4	3	27.3	0	0.0	11	463,900	475,363
Year-to-date 2011	14	8.4	65	39.2	25	15.1	61	36.7	1	0.6	166	463,990	485,067
Year-to-date 2010	62	27.0	74	32.2	41	17.8	51	22.2	2	0.9	230	439,900	456,573
Richmond Hill													
October 2011	0	0.0	0	0.0	1	1.2	73	84.9	12	14.0	86	653,445	742,062
October 2010	4	5.2	0	0.0	0	0.0	73	94.8	0	0.0	77	572,990	563,415
Year-to-date 2011	1	0.1	34	5.0	27	4.0	516	76.0	101	14.9	679	639,990	679,769
Year-to-date 2010	53	8.2	83	12.8	76	11.7	397	61.3	39	6.0	648	539,445	554,393
Vaughan													
October 2011	0	0.0	0	0.0	1	1.4	56	77.8	15	20.8	72	696,900	713,165
October 2010	0	0.0	1	0.9	6	5.5	79	71.8	24	21.8	110	648,490	692,559
Year-to-date 2011	1	0.1	34	2.9	76	6.5	839	72.3	211	18.2	1,161	616,990	669,807
Year-to-date 2010	17	0.9	173	8.7	169	8.5	1,412	71.0	218	11.0	1,989	599,900	617,530
Whitchurch-Stouffville													
October 2011	16	15.4	4	3.8	29	27.9	54	51.9	1	1.0	104	507,490	512,053
October 2010	29	43.9	27	40.9	6	9.1	4	6.1	0	0.0	66	425,990	413,787
Year-to-date 2011	59	13.7	63	14.7	97	22.6	203	47.2	8	1.9	430	499,990	507,739
Year-to-date 2010	162	30.1	196	36.4	128	23.8	48	8.9	4	0.7	538	429,990	434,021

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
October 2011	26	12.2	36	16.9	35	16.4	99	46.5	17	8.0	213	510,900	544,637
October 2010	24	15.0	27	16.9	40	25.0	66	41.3	3	1.9	160	471,450	495,029
Year-to-date 2011	286	14.9	274	14.3	257	13.4	929	48.5	170	8.9	1,916	531,990	557,787
Year-to-date 2010	150	13.5	194	17.4	284	25.5	386	34.6	100	9.0	1,114	484,400	543,395
Brampton													
October 2011	26	13.4	36	18.6	34	17.5	95	49.0	3	1.5	194	501,900	509,800
October 2010	24	19.0	20	15.9	32	25.4	50	39.7	0	0.0	126	464,900	480,878
Year-to-date 2011	286	17.7	265	16.4	219	13.6	799	49.6	43	2.7	1,612	506,945	517,394
Year-to-date 2010	150	20.1	161	21.6	181	24.3	245	32.8	9	1.2	746	465,900	479,219
Caledon													
October 2011	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	--	--
October 2010	0	0.0	7	25.0	5	17.9	13	46.4	3	10.7	28	509,990	556,346
Year-to-date 2011	0	0.0	8	6.3	34	27.0	63	50.0	21	16.7	126	544,900	608,468
Year-to-date 2010	0	0.0	29	19.1	45	29.6	67	44.1	11	7.2	152	505,945	560,036
Mississauga													
October 2011	0	0.0	0	0.0	0	0.0	4	25.0	12	75.0	16	950,000	923,219
October 2010	0	0.0	0	0.0	3	50.0	3	50.0	0	0.0	6	--	--
Year-to-date 2011	0	0.0	1	0.6	4	2.2	67	37.6	106	59.6	178	850,000	887,720
Year-to-date 2010	0	0.0	4	1.9	58	26.9	74	34.3	80	37.0	216	583,400	753,331
Halton Region													
October 2011	10	9.5	32	30.5	21	20.0	22	21.0	20	19.0	105	474,900	688,379
October 2010	6	3.8	46	28.8	46	28.8	44	27.5	18	11.3	160	469,900	601,017
Year-to-date 2011	102	9.9	262	25.5	222	21.6	241	23.5	199	19.4	1,026	485,900	774,026
Year-to-date 2010	249	16.8	501	33.8	308	20.8	301	20.3	122	8.2	1,481	445,990	560,871
Burlington													
October 2011	1	3.1	6	18.8	7	21.9	16	50.0	2	6.3	32	506,990	641,710
October 2010	0	0.0	14	43.8	12	37.5	6	18.8	0	0.0	32	452,990	462,522
Year-to-date 2011	10	4.5	41	18.6	67	30.5	70	31.8	32	14.5	220	499,990	778,819
Year-to-date 2010	6	3.0	66	32.7	82	40.6	38	18.8	10	5.0	202	456,990	566,299
Halton Hills													
October 2011	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
October 2010	0	0.0	1	4.8	3	14.3	9	42.9	8	38.1	21	690,900	780,898
Year-to-date 2011	0	0.0	3	4.5	5	7.6	13	19.7	45	68.2	66	887,900	1,058,535
Year-to-date 2010	1	1.3	3	3.8	9	11.3	40	50.0	27	33.8	80	650,450	719,261
Milton													
October 2011	9	16.4	26	47.3	14	25.5	6	10.9	0	0.0	55	435,990	446,984
October 2010	6	7.8	31	40.3	31	40.3	8	10.4	1	1.3	77	450,900	462,849
Year-to-date 2011	91	16.5	216	39.3	148	26.9	91	16.5	4	0.7	550	439,990	460,779
Year-to-date 2010	242	24.9	432	44.5	206	21.2	80	8.2	11	1.1	971	420,900	439,551
Oakville													
October 2011	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	1,700,000	1,725,915
October 2010	0	0.0	0	0.0	0	0.0	21	70.0	9	30.0	30	674,490	977,460
Year-to-date 2011	1	0.5	2	1.1	2	1.1	67	35.3	118	62.1	190	1,005,495	1,576,414
Year-to-date 2010	0	0.0	0	0.0	11	4.8	143	62.7	74	32.5	228	673,990	1,017,164

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
October 2011	129	71.3	20	11.0	12	6.6	18	9.9	2	1.1	181	350,990	372,155
October 2010	96	54.9	25	14.3	15	8.6	35	20.0	4	2.3	175	389,900	405,160
Year-to-date 2011	866	60.6	163	11.4	150	10.5	223	15.6	27	1.9	1,429	361,990	400,354
Year-to-date 2010	838	51.0	199	12.1	203	12.3	374	22.7	30	1.8	1,644	399,900	423,728
Ajax													
October 2011	12	66.7	1	5.6	1	5.6	4	22.2	0	0.0	18	365,700	406,341
October 2010	9	18.0	11	22.0	10	20.0	20	40.0	0	0.0	50	468,850	469,268
Year-to-date 2011	47	22.6	28	13.5	41	19.7	89	42.8	3	1.4	208	491,100	499,964
Year-to-date 2010	97	22.1	49	11.2	81	18.5	211	48.1	1	0.2	439	499,990	486,708
Brock													
October 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
October 2011	38	82.6	6	13.0	2	4.3	0	0.0	0	0.0	46	342,990	336,722
October 2010	25	75.8	2	6.1	2	6.1	3	9.1	1	3.0	33	348,900	365,063
Year-to-date 2011	305	78.6	35	9.0	24	6.2	20	5.2	4	1.0	388	339,990	354,480
Year-to-date 2010	270	80.8	32	9.6	10	3.0	14	4.2	8	2.4	334	334,990	360,560
Oshawa													
October 2011	27	64.3	6	14.3	2	4.8	7	16.7	0	0.0	42	352,490	385,863
October 2010	36	72.0	11	22.0	1	2.0	2	4.0	0	0.0	50	312,990	343,016
Year-to-date 2011	272	67.2	51	12.6	37	9.1	45	11.1	0	0.0	405	348,900	371,141
Year-to-date 2010	324	74.0	57	13.0	27	6.2	30	6.8	0	0.0	438	346,695	355,690
Pickering													
October 2011	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
October 2010	1	9.1	0	0.0	0	0.0	8	72.7	2	18.2	11	691,100	644,671
Year-to-date 2011	0	0.0	0	0.0	0	0.0	19	70.4	8	29.6	27	641,100	708,569
Year-to-date 2010	1	1.6	0	0.0	2	3.3	49	80.3	9	14.8	61	625,500	648,034
Scugog													
October 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
October 2011	13	86.7	1	6.7	0	0.0	1	6.7	0	0.0	15	340,900	349,140
October 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2011	18	56.3	4	12.5	2	6.3	6	18.8	2	6.3	32	365,435	441,248
Year-to-date 2010	2	10.0	5	25.0	4	20.0	7	35.0	2	10.0	20	488,880	571,885
Whitby													
October 2011	39	67.2	6	10.3	7	12.1	5	8.6	1	1.7	58	350,490	375,479
October 2010	25	83.3	1	3.3	2	6.7	1	3.3	1	3.3	30	339,990	354,017
Year-to-date 2011	224	60.7	45	12.2	46	12.5	44	11.9	10	2.7	369	355,900	398,406
Year-to-date 2010	144	40.9	56	15.9	79	22.4	63	17.9	10	2.8	352	432,945	442,490

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
October 2011	31	44.9	27	39.1	7	10.1	2	2.9	2	2.9	69	405,990	409,177
October 2010	43	50.6	17	20.0	5	5.9	18	21.2	2	2.4	85	399,990	434,902
Year-to-date 2011	217	43.0	177	35.0	65	12.9	36	7.1	10	2.0	505	414,990	420,287
Year-to-date 2010	392	75.8	59	11.4	21	4.1	42	8.1	3	0.6	517	364,900	375,887
Bradford West Gwillimbury													
October 2011	11	25.0	26	59.1	7	15.9	0	0.0	0	0.0	44	435,990	425,967
October 2010	32	45.7	16	22.9	5	7.1	17	24.3	0	0.0	70	401,990	436,073
Year-to-date 2011	120	32.3	166	44.6	63	16.9	21	5.6	2	0.5	372	424,990	428,492
Year-to-date 2010	199	70.6	50	17.7	12	4.3	21	7.4	0	0.0	282	379,990	382,718
Town of Mono													
October 2011	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
October 2010	1	33.3	0	0.0	0	0.0	1	33.3	1	33.3	3	--	--
Year-to-date 2011	5	17.9	5	17.9	1	3.6	10	35.7	7	25.0	28	607,400	595,982
Year-to-date 2010	14	28.6	3	6.1	9	18.4	21	42.9	2	4.1	49	489,900	512,850
New Tecumseth													
October 2011	20	100.0	0	0.0	0	0.0	0	0.0	0	0.0	20	299,990	299,290
October 2010	3	60.0	1	20.0	0	0.0	0	0.0	1	20.0	5	--	--
Year-to-date 2011	77	91.7	2	2.4	1	1.2	3	3.6	1	1.2	84	300,445	331,500
Year-to-date 2010	94	94.9	4	4.0	0	0.0	0	0.0	1	1.0	99	295,000	307,962
Orangeville													
October 2011	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	--	--
October 2010	7	100.0	0	0.0	0	0.0	0	0.0	0	0.0	7	--	--
Year-to-date 2011	15	71.4	4	19.0	0	0.0	2	9.5	0	0.0	21	381,900	395,820
Year-to-date 2010	85	97.7	2	2.3	0	0.0	0	0.0	0	0.0	87	355,900	353,902
Toronto CMA													
October 2011	136	16.9	125	15.5	92	11.4	324	40.2	129	16.0	806	525,000	635,029
October 2010	124	15.2	122	15.0	115	14.1	340	41.7	114	14.0	815	518,990	632,650
Year-to-date 2011	920	12.4	1,006	13.6	896	12.1	3,337	45.1	1,242	16.8	7,401	555,900	655,424
Year-to-date 2010	1,333	15.8	1,400	16.6	1,210	14.3	3,438	40.8	1,053	12.5	8,434	514,990	599,406
Oshawa CMA													
October 2011	104	71.2	18	12.3	11	7.5	12	8.2	1	0.7	146	349,490	366,255
October 2010	86	76.1	14	12.4	5	4.4	6	5.3	2	1.8	113	331,990	352,375
Year-to-date 2011	801	68.9	131	11.3	107	9.2	109	9.4	14	1.2	1,162	347,945	374,236
Year-to-date 2010	738	65.7	145	12.9	116	10.3	107	9.5	18	1.6	1,124	359,990	384,320
Greater Toronto Area													
October 2011	210	23.0	122	13.3	103	11.3	350	38.3	130	14.2	915	508,990	609,407
October 2010	167	19.1	133	15.2	127	14.5	334	38.2	114	13.0	875	504,900	609,443
Year-to-date 2011	1,514	18.3	1,001	12.1	1,005	12.1	3,480	42.0	1,278	15.4	8,278	532,990	633,577
Year-to-date 2010	1,685	18.2	1,552	16.8	1,387	15.0	3,541	38.3	1,078	11.7	9,243	499,990	585,029

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units October 2011						
Submarket	Oct 2011	Oct 2010	% Change	YTD 2011	YTD 2010	% Change
Toronto City	1,323,860	1,465,184	-9.6	1,260,967	1,210,452	4.2
Toronto	1,661,500	--	n/a	1,702,272	1,655,808	2.8
East York	--	--	n/a	1,097,603	1,119,032	-1.9
Etobicoke	1,633,231	1,646,725	-0.8	1,497,789	1,601,894	-6.5
North York	1,626,050	1,715,574	-5.2	1,450,977	1,465,929	-1.0
Scarborough	510,122	521,985	-2.3	523,969	525,494	-0.3
York	--	--	n/a	815,298	770,104	5.9
York Region	606,957	580,666	4.5	618,531	565,062	9.5
Aurora	--	554,076	n/a	724,607	646,017	12.2
East Gwillimbury	424,178	--	n/a	457,038	429,370	6.4
Georgina Township	503,038	--	n/a	424,053	423,170	0.2
King Township	--	--	n/a	668,241	448,383	49.0
Markham	--	843,966	n/a	580,225	571,206	1.6
Newmarket	472,435	475,363	-0.6	485,067	456,573	6.2
Richmond Hill	742,062	563,415	31.7	679,769	554,393	22.6
Vaughan	713,165	692,559	3.0	669,807	617,530	8.5
Whitchurch-Stouffville	512,053	413,787	23.7	507,739	434,021	17.0
Peel Region	544,637	495,029	10.0	557,787	543,395	2.6
Brampton	509,800	480,878	6.0	517,394	479,219	8.0
Caledon	--	556,346	n/a	608,468	560,036	8.6
Mississauga	923,219	--	n/a	887,720	753,331	17.8
Halton Region	688,379	601,017	14.5	774,026	560,871	38.0
Burlington	641,710	462,522	38.7	778,819	566,299	37.5
Halton Hills	--	780,898	n/a	1,058,535	719,261	47.2
Milton	446,984	462,849	-3.4	460,779	439,551	4.8
Oakville	1,725,915	977,460	76.6	1,576,414	1,017,164	55.0
Durham Region	372,155	405,160	-8.1	400,354	423,728	-5.5
Ajax	406,341	469,268	-13.4	499,964	486,708	2.7
Brock	--	--	n/a	--	--	n/a
Clarington	336,722	365,063	-7.8	354,480	360,560	-1.7
Oshawa	385,863	343,016	12.5	371,141	355,690	4.3
Pickering	--	644,671	n/a	708,569	648,034	9.3
Scugog	--	--	n/a	--	--	n/a
Uxbridge	349,140	--	n/a	441,248	571,885	-22.8
Whitby	375,479	354,017	6.1	398,406	442,490	-10.0
Remainder of Toronto CMA	409,177	434,902	-5.9	420,287	375,887	11.8
Bradford West Gwillimbury	425,967	436,073	-2.3	428,492	382,718	12.0
Town of Mono	--	--	n/a	595,982	512,850	16.2
New Tecumseth	299,290	--	n/a	331,500	307,962	7.6
Orangeville	--	--	n/a	395,820	353,902	11.8
Toronto CMA	635,029	632,650	0.4	655,424	599,406	9.3
Oshawa CMA	366,255	352,375	3.9	374,236	384,320	-2.6
Greater Toronto Area (GTA)	609,407	609,443	0.0	633,577	585,029	8.3

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
October 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	4,986	86.7	8,429	10,021	12,202	69.1	409,058	19.0	424,815
	February	7,291	77.1	8,742	12,726	14,241	61.4	431,509	19.4	427,977
	March	10,434	69.1	9,438	18,937	15,744	59.9	434,693	20.1	430,971
	April	10,897	34.4	8,252	20,689	15,471	53.3	437,566	13.5	438,583
	May	9,470	-1.2	7,226	18,940	14,613	49.4	446,593	12.9	433,866
	June	8,432	-23.0	6,136	15,082	13,065	47.0	435,064	7.7	426,107
	July	6,567	-34.1	5,710	10,833	11,246	50.8	420,455	6.3	429,097
	August	6,235	-22.5	6,421	10,502	12,153	52.8	410,995	6.0	431,204
	September	6,313	-23.0	6,453	12,917	11,704	55.1	427,269	5.0	433,497
	October	6,683	-20.9	6,906	10,593	11,704	59.0	443,633	4.8	434,476
	November	6,513	-12.6	7,332	8,642	11,230	65.3	437,999	4.7	435,052
	December	4,393	-20.7	7,171	4,285	10,796	66.4	433,887	5.3	441,588
2011	January	4,340	-13.0	7,442	9,025	11,436	65.1	427,159	4.4	445,353
	February	6,265	-14.1	7,508	11,536	12,739	58.9	454,470	5.3	455,172
	March	9,262	-11.2	7,658	15,315	11,534	66.4	456,147	4.9	457,372
	April	9,040	-17.0	7,353	14,495	11,606	63.4	477,406	9.1	466,975
	May	10,045	6.1	7,531	16,076	11,764	64.0	485,520	8.7	469,281
	June	10,234	21.4	7,457	14,855	12,180	61.2	476,386	9.5	465,684
	July	7,922	20.6	7,413	12,508	12,683	58.4	459,122	9.2	469,721
	August	7,542	21.0	7,628	12,509	12,891	59.2	451,663	9.9	472,009
	September	7,658	21.3	8,016	14,727	13,000	61.7	465,369	8.9	469,914
	October	7,642	14.3	8,093	12,405	13,060	62.0	478,137	7.8	470,350
	November									
	December									
	Q3 2010	19,115	-27.1		34,252			419,619	5.8	
	Q3 2011	23,122	21.0		39,744			458,758	9.3	
	YTD 2010	77,308	1.4		141,240			431,688	9.9	
	YTD 2011	79,950	3.4		133,451			465,984	7.9	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
October 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	532	52.0	838	1,120	1,170	71.6	289,195	12.5	295,640
	February	819	61.9	925	1,481	1,513	61.1	286,635	8.6	290,059
	March	1,111	60.1	935	2,019	1,552	60.3	306,171	16.0	306,724
	April	1,184	40.5	950	2,052	1,577	60.2	304,451	12.9	299,604
	May	1,027	0.1	756	1,879	1,433	52.7	301,568	8.2	295,770
	June	920	-17.5	694	1,614	1,373	50.6	304,278	8.0	296,238
	July	708	-31.5	621	1,198	1,278	48.6	295,445	3.6	290,692
	August	661	-24.5	666	1,206	1,295	51.5	312,692	12.3	316,022
	September	707	-14.3	725	1,390	1,301	55.7	296,395	5.0	297,610
	October	688	-19.8	739	1,088	1,196	61.8	302,490	4.7	302,089
	November	661	-4.9	837	974	1,310	63.9	295,698	3.2	297,815
	December	461	-9.1	861	471	1,240	69.4	294,305	2.6	301,085
2011	January	505	-5.1	801	1,074	1,127	71.1	302,326	4.5	308,859
	February	652	-20.4	741	1,248	1,269	58.4	302,068	5.4	306,198
	March	981	-11.7	818	1,666	1,272	64.3	301,668	-1.5	302,655
	April	949	-19.8	761	1,601	1,229	61.9	321,042	5.4	315,360
	May	1,040	1.3	766	1,728	1,322	58.0	316,057	4.8	310,080
	June	1,046	13.7	786	1,587	1,342	58.6	322,947	6.1	314,509
	July	849	19.9	747	1,250	1,341	55.7	324,983	10.0	319,341
	August	764	15.6	776	1,305	1,406	55.2	310,852	-0.6	314,346
	September	833	17.8	852	1,516	1,418	60.1	318,523	7.5	320,035
	October	759	10.3	816	1,270	1,411	57.8	317,779	5.1	317,258
	November									
	December									
	Q3 2010	2,076	-24.1		3,794			301,260	6.8	
	Q3 2011	2,446	17.8		4,071			318,369	5.7	
	YTD 2010	8,357	2.8		15,047			300,635	8.4	
	YTD 2011	8,378	0.3		14,245			314,712	4.7	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
October 2011

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	105.6	114.5	2,874	9.5	68.3	854
	February	604	3.60	5.39	104.8	115.1	2,873	9.5	68.2	858
	March	631	3.60	5.85	104.9	115.3	2,879	9.4	68.2	859
	April	655	3.80	6.25	105.1	115.8	2,876	9.5	68.0	862
	May	639	3.70	5.99	105.8	116.3	2,881	9.5	68.0	859
	June	633	3.60	5.89	106.2	116.1	2,895	9.3	68.2	861
	July	627	3.50	5.79	106.2	117.1	2,916	9.0	68.3	861
	August	604	3.30	5.39	106.5	117.1	2,939	9.0	68.7	865
	September	604	3.30	5.39	106.5	117.3	2,946	9.1	68.8	873
	October	598	3.20	5.29	106.7	117.7	2,950	9.1	68.8	883
	November	607	3.35	5.44	107.2	117.8	2,945	8.7	68.3	891
	December	592	3.35	5.19	107.4	117.6	2,959	8.3	68.2	886
2011	January	592	3.35	5.19	107.8	117.5	2,971	8.3	68.4	884
	February	607	3.50	5.44	108.4	117.9	2,976	8.3	68.4	879
	March	601	3.50	5.34	108.7	119.4	2,960	8.5	68.1	884
	April	621	3.70	5.69	109.3	119.8	2,954	8.5	67.8	892
	May	616	3.70	5.59	110.3	120.8	2,958	8.6	67.9	896
	June	604	3.50	5.39	111.2	120.2	2,973	8.4	68.0	892
	July	604	3.50	5.39	111.7	120.4	2,969	8.3	67.7	887
	August	604	3.50	5.39	111.9	120.5	2,966	8.1	67.4	884
	September	592	3.50	5.19	112.2	121.2	2,967	7.9	67.2	884
	October	598	3.50	5.29		121.1	2,962	8.3	67.2	881
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
October 2011

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (.000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	105.6	114.5	178.7	10.4	67.7	890
	February	604	3.60	5.39	104.8	115.1	181.3	10.3	68.5	876
	March	631	3.60	5.85	104.9	115.3	183.1	10.2	68.9	874
	April	655	3.80	6.25	105.1	115.8	185.0	9.8	69.2	869
	May	639	3.70	5.99	105.8	116.3	185.9	9.8	69.5	877
	June	633	3.60	5.89	106.2	116.1	187.0	10.1	70.0	879
	July	627	3.50	5.79	106.2	117.1	188.3	10.4	70.6	877
	August	604	3.30	5.39	106.5	117.1	189.8	10.4	71.0	873
	September	604	3.30	5.39	106.5	117.3	191.0	10.3	71.2	871
	October	598	3.20	5.29	106.7	117.7	191.3	10.1	71.0	877
	November	607	3.35	5.44	107.2	117.8	192.1	9.7	70.9	875
	December	592	3.35	5.19	107.4	117.6	191.2	9.4	70.2	872
2011	January	592	3.35	5.19	107.8	117.5	191.2	8.9	69.7	877
	February	607	3.50	5.44	108.4	117.9	188.5	8.9	68.6	889
	March	601	3.50	5.34	108.7	119.4	187.2	8.9	68.0	893
	April	621	3.70	5.69	109.3	119.8	185.0	9.9	68.0	889
	May	616	3.70	5.59	110.3	120.8	186.7	10.1	68.6	879
	June	604	3.50	5.39	111.2	120.2	190.8	9.7	69.6	878
	July	604	3.50	5.39	111.7	120.4	194.8	8.4	70.0	884
	August	604	3.50	5.39	111.9	120.5	196.9	7.6	70.0	887
	September	592	3.50	5.19	112.2	121.2	197.4	7.2	69.8	890
	October	598	3.50	5.29		121.1	197.7	7.2	69.7	874
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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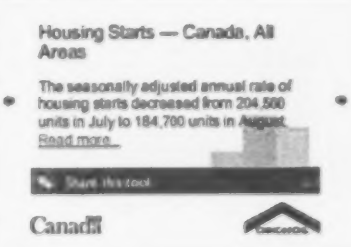
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